



MORGANTOWN BOARD OF ZONING APPEALS

November 16, 2016
6:30 PM
Council Chambers

Bill Burton,
Chair

George Papandreas,
Vice-Chair

Linda Herbst

Jim Shaffer

Colin Wattleworth

AGENDA

I. CALL TO ORDER AND ROLL CALL

II. MATTERS OF BUSINESS

- A. Meeting minute approval procedure (see related memorandum).
- B. Minutes for the September 21, 2016 hearing.
- C. Minutes for the October 19, 2016 hearing.

III. UNFINISHED BUSINESS:

- A. **CU16-10 / The Boiler Room, LLC / 181 Walnut Street:** Request by Darnell Singleton, on behalf of The Boiler Room, LLC, for conditional use approval of a "Restaurant, Private Club" use; Tax Map 26A, Parcel 62; B-4, General Business District. TABLED AT THE 19 OCT 2016 HEARING; POSTPONED TO DECEMBER HEARING BY APPLICANT.

IV. NEW BUSINESS:

- A. **CU16-13 / West Range Morgantown, LLC / 117 Belmar Avenue:** Request by John Freudenthal of Quality Structures, on behalf of West Range Morgantown, LLC, for conditional use approval of "Fraternity or Sorority House"; Tax Map 20, Parcel 653; R-2, Single and Two-Family Residential District.
- B. **CU16-11 / Fisher / 1247 Central Avenue:** Request by Samuel G. Fisher, for conditional use approval of a "Class 2 Home Occupation" at 1247 Central Avenue; Tax Map 24, Parcel 45.2; R-1A, Single-Family Residential District.
- C. **V16-37 / Maverick's Hot Spot No. 1 / 275 Don Knotts Blvd:** Request by Crystal Miller of City Neon, Inc., on behalf of Maverick's Hot Spot, for variance relief from Article 1369 concerning signage; Tax Map 39, Parcel 41.1; I-1, Industrial District.
- D. **V16-38 / The Fairmont-Morgantown Housing Authority / 521 Grove Street:** Request by John Martys, on behalf of The Fairmont Morgantown Housing Authority, for variance relief from Article 1331.08 as it relates to setbacks for accessory structures at 521 Grove Street; Tax Map 14, Parcel 145.2; R-1A, Single-Family Residential District.
- E. **V16-39 / Research Park Shoppes, LLC / 51 Donahue Drive:** Request by Jason Donahue, on behalf of Research Park Shoppes, LLC, for variance relief from Article 1365.04 concerning parking requirements; Tax Map 4, Parcels 18.5, 19 and 20; B-5, Shopping Center District.

Development Services
Christopher Fletcher, AICP
Director

Planning Division
John Whitmore, AICP
Planner III

389 Spruce Street
Morgantown, WV 26505
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F. V16-40 / Seneca Village, LLC / 709 Beechurst Avenue: Request by William E. Turner, Jr. of Pison Development, LLC, on behalf of Seneca Village, LLC, for variance relief from Article 1361.03(E) concerning ground floor transparency; Tax Map 15, Parcel 196; B-2, Service Business District.

G. V16-41 / Seneca Village, LLC / 709 Beechurst Avenue: Request by William E. Turner, Jr. of Pison Development, LLC, on behalf of Seneca Village, LLC, for variance relief from Article 1347.07(F) concerning sidewalks; Tax Map 15, Parcel 196; B-2, Service Business District.

H. V16-42 / Seneca Village, LLC / 709 Beechurst Avenue: Request by William E. Turner, Jr. of Pison Development, LLC, on behalf of Seneca Village, LLC, for variance relief from Article 1347.04(A)(4) concerning minimum rear setback; Tax Map 15, Parcel 196; B-2, Service Business District.

V. ANNOUNCEMENTS

A. Schedule Workshop in January 2017 to discuss developing rules and procedures for designating alternate BZA members.

VI. ADJOURNMENT

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If you need an accommodation, please contact us at 304-284-7431.